



**CITY OF SUNNYVALE
REPORT
Planning Commission**

March 27, 2006

SUBJECT: **2006-0164 – Dan Winklebleck** [Applicant]: Application on a 7,573 square-foot site located at **1081 Westchester Drive** in an R-1 (Low-Density Residential) Zoning District. (APN: 202-30-049) RK

Motion Design Review to allow a second-story addition for a total of 3,455 square feet which results in a 46% Floor Area Ratio where less than 45% may be allowed without Planning Commission review.

REPORT IN BRIEF

Existing Site Conditions One-Story Single-Family Home

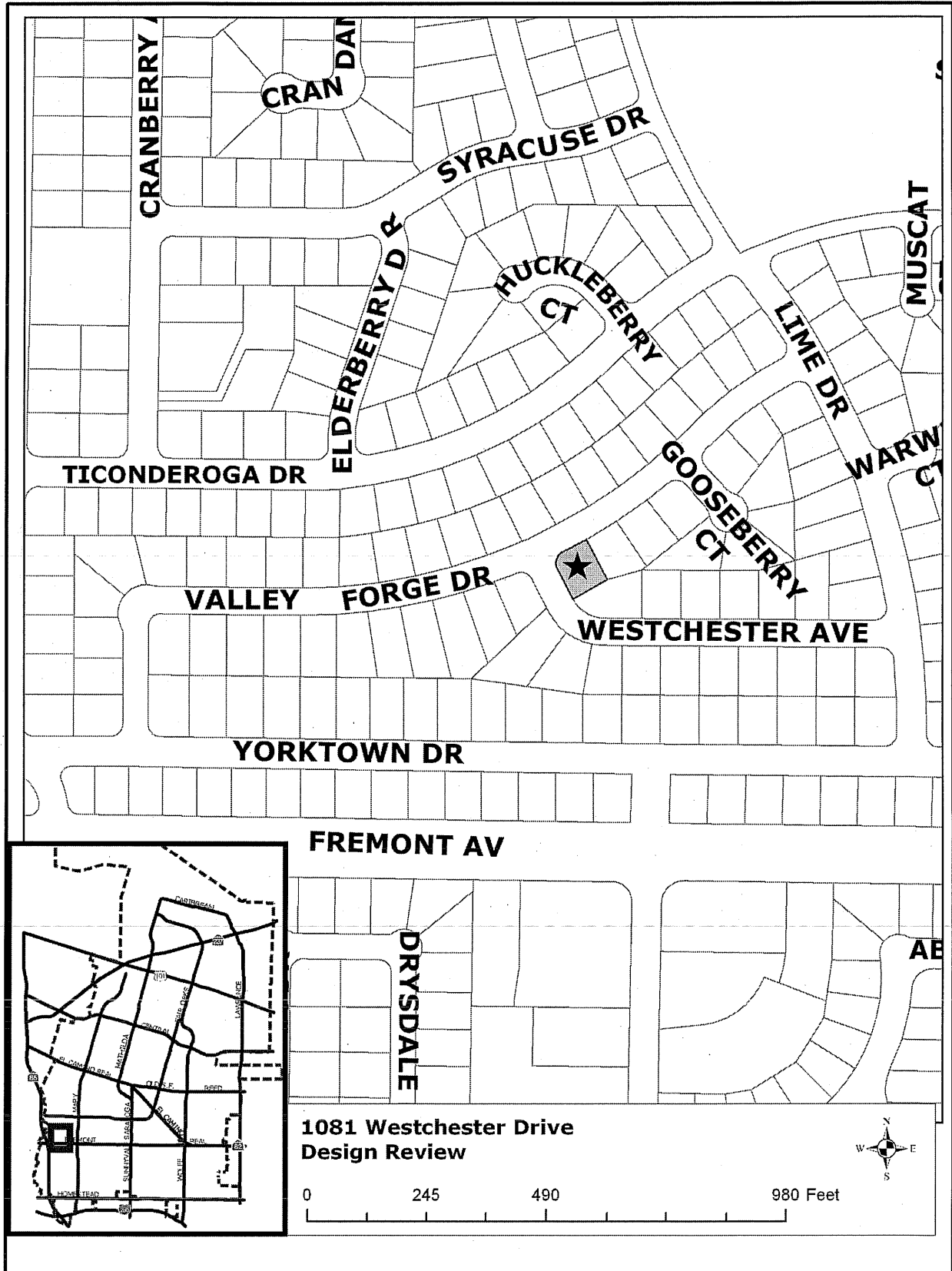
Surrounding Land Uses

North	One-Story Single-Family Home
South	One-Story Single-Family Home
East	One-Story Single-Family Home
West	Two-Story Single-Family Home

Issues Compatibility with neighborhood

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Residential Low Density	Same	Residential Low Density
Zoning District	R-1	Same	R-1
Lot Size (s.f.)	7,573	Same	8,000 min.
Gross Floor Area (s.f.)	2,378	3,455	No max.
Lot Coverage (%)	31%	Same	40% max. with a two-story home
Floor Area Ratio (FAR)	31%	46%	45% max. without PC review
Building Height (ft.)	Approx. 14'	23'	30' max.
No. of Stories	1	2	2 max.
Setbacks			
★ Front (Valley Forge Drive) (First) (Second)	15' N/A	15' 25'	20' min. 25' min.
Left Side (First) (Second)	23' N/A	23' 23'	6' min. (15' total) 9' min. (21' total)
★ Reducible Front (Westchester Drive) (First) (Second)	7' N/A	7' 23'	9' min. (15' total) 9' min. (21' total)
Rear (First) (Second)	13' N/A	13' 31'	20' min. (10' permitted with 25% encroachment) 20' min
Parking			
Total Spaces	4	Same	4 min.
Covered Spaces	2	Same	2 min.

★ Starred items indicate existing deviations from Sunnyvale Municipal Code requirements.

ANALYSIS

Description of Proposed Project

The proposed project is for a two-story addition to an existing one-story home resulting in 3,455 square feet for a total floor area ratio (FAR) of 46%. All proposed new homes or additions that exceed 45% FAR shall be reviewed by the Planning Commission

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site.

File Number	Brief Description	Hearing/Decision	Date
1996-0447	Miscellaneous Plan Permit for a free-standing trellis structure within the rear yard	Staff / Approved	8/6/1996

A building permit in 1996 was also approved for a 300 square foot addition to the bedrooms and bathrooms of the home.

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 1 Categorical Exemptions includes minor additions to existing homes

Design Review

Site Layout: The site is located at the corner of Valley Forge Drive and Westchester Drive. The layout of the home faces Westchester Drive, although the actual front yard by definition faces Valley Forge Drive. The existing one story home does not meet front and reducible front yard setbacks as noted in the "Data Table" on page 3. The side yard (east) exceeds setback requirements at 23 feet while the rear yard of the home is setback 13 feet at its closest point. The proposed two story addition is positioned over the center of the existing home and would meet all required setbacks. A site plan can be reviewed in Attachment C.

Floor Plan: The second story would include three bedrooms, a bathroom and a recreation room. A bedroom on the first story would be removed in place of a

larger bedroom (Bedroom #2 as noted on the floor plan of Attachment C). Other minor interior changes are also planned on the first story.

The following Guidelines were considered in analysis of the project site design.

Single Family Home Design Techniques (Site Layout)	Comments
<i>3.4 F. New homes and second story additions constructed adjacent to smaller home should maintain a one-story profile adjacent to the one story homes as a transition to any two story building element.</i>	The proposed second story is offset from the existing one-story portion of the home considerably on three sides. Along the west elevation, although not offset; the second story exceeds the required setback by 14 feet.
<i>3.4 S. Generally, locate second floor additions over the living portion of existing homes rather than over garages to maintain a visual balance between the first and second floor building masses. Especially avoid placing second floor additions over existing first floor garages that project out in front of the remainder of the home.</i>	The second story is positioned mostly over the living portions of the existing home and 10 feet from the projecting garage.

Architecture: The existing home has simple detailing and is a ranch style configuration. The proposed second story addition will be consistent with the current architecture of the home. A similar hipped roof form will be continued along the second story and gabled dormer elements are incorporated along each street side elevation. The home will have a stucco façade and, as conditioned, the new roof material will match the existing material or utilize a minimum 50 year dimensional composition or equivalent dimensional roof material. Window trim is also included along each elevation. As noted in the “Background” section of this report, a one-story addition that included a remodel of the home and additional living area was built approximately 10 years ago. The currently proposed addition will utilize similar materials to what was utilized at that time.

The following Guidelines were considered in the analysis of the project architecture.

Single Family Home Design Techniques (Architecture)	Comments
<i>3.5 D. Use roof pitches that are similar to those on older homes in the immediate neighborhood.</i>	The roof pitch of the second story is consistent with the existing home and the surrounding neighborhood.

Single Family Home Design Techniques (Architecture)	Comments
3.8 C. When homes in the immediate neighborhood have projecting window trim and/or sills, repeat that character. Include trim on all windows, not just those on the front façade.	Window trim is carried along each elevation. The second story also incorporates projecting window sills along the dormers of the street side elevations.

Landscaping: The proposed project does not include any modifications to the existing landscaping of the site. No significant trees will be removed in conjunction with this project. A tree protection plan is required at the time of submittal for building permits for any existing trees (Condition of Approval #1C).

Parking/Circulation: There are no modifications proposed to the parking layout for the home. The site meets parking standards with two covered and two uncovered spaces.

Compliance with Development Standards/Guidelines: Although the existing home has some existing non-conforming setbacks, the proposed home addition meets all standard development requirements for properties located within R-1 Zoning District. The R-1 Zone does not restrict the Floor Area Ratio (FAR) for a home, but instead utilizes FAR as a threshold that triggers Planning Commission review for homes over 45%. The two-story house also would not interfere with solar access to the rooftop of any structure on nearby properties as required per the Sunnyvale Municipal Code Chapter 19.56.020

Expected Impact on the Surroundings: The proposed second story addition should not have a significant impact to the neighborhood. Although, adjacent homes are one-story; two-story homes are scattered throughout the neighborhood. The design and location of the second story addition provides adequate mass and scale for the home with respect to the surrounding area. The addition is also setback adequately from neighboring properties so that possible privacy impacts should be limited.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 7 notices mailed to property owners and residents adjacent to the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website

Conclusion

Findings and General Plan Goals: Staff was able to make the required Findings based on the justifications for the Design Review. Findings and General Plan Goals are located in Attachment A.

Conditions of Approval: Conditions of Approval are located in Attachment B.

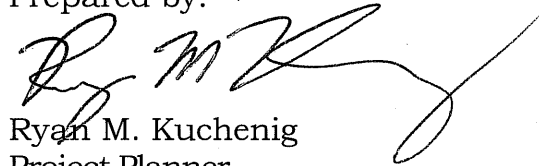
Alternatives

1. Approve the Design Review with the attached conditions.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review

Recommendation

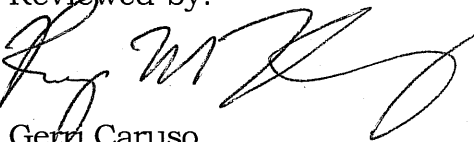
Alternative 1.

Prepared by:



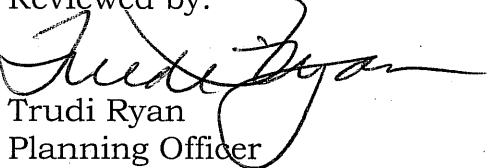
Ryan M. Kuchenig
Project Planner

Reviewed by:



for Gerry Caruso
Principal Planner

Reviewed by:



Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Site and Neighborhood Photos

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms with the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The orientation of the home is consistent with other homes in the neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The proposed home is compatible with the neighboring homes in appearance and scale.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The proposed home meets all the required setbacks and is positioned considerably back from the adjacent neighbors to the south and east.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The garage and parking area are located off the Westchester Drive frontage.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Front yard landscaping will be supplied at the discretion of the home owner.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The newly constructed home will utilize stucco material and a composition roof material as conditioned.
<i>2.2.7 Preserve mature landscaping</i>	Significant landscaping exists on site.

Recommended Conditions of Approval – Design Review

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved at staff level by the Director of Community Development.
- B. The Design Review shall be null and void one year from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to the expiration date.
- C. A tree protection plan shall be submitted for any existing trees on the site. Where possible, trees shall be protected and saved. Provide an inventory and valuation of any trees proposed to be removed prior to issuance of building permits.

2. COMPLY WITH OR OBTAIN OTHER PERMITS

- A. Obtain Building Permits

3. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. Roof material shall match the existing home or be a 50-year dimensional composition shingle, or equivalent warranty material, providing texture and shadow effect, as approved by the Director of Community Development.